

## \$438,900 - 611 40 Avenue, Edmonton

MLS® #E4449762

**\$438,900**

4 Bedroom, 3.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

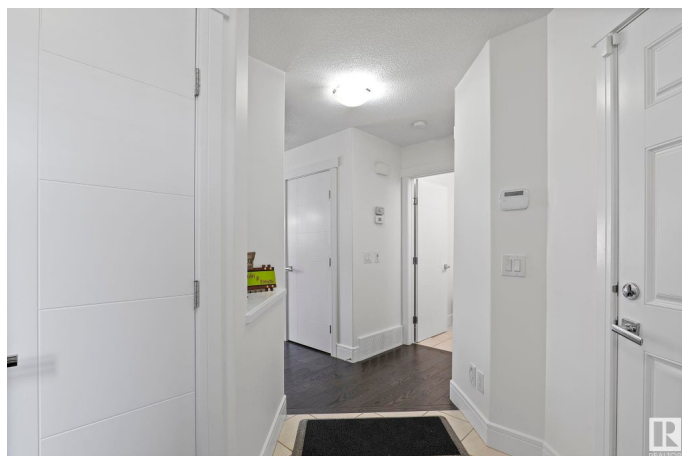
Maple Crest, Edmonton, AB

Welcome to this well-maintained MOVE-IN-READY half duplex in the sought out community of Maple Crest. 4 BEDROOMS, 3 1/2 BATHROOMS, 2 KITCHENS. Features include a heated OVERSIZED single-car garage, ceiling-height kitchen cabinets, oversized island, and a main floor powder room. The backyard is fully fenced and comes complete with an oversized deck—perfect for outdoor enjoyment. Upstairs offers a spacious primary bedroom with ensuite. Two additional bedrooms, and a 4-piece shared bathroom complete this floor. The fully finished basement includes a bedroom, 3-piece bathroom, and a kitchen area, providing great flexibility for extended family. New paint throughout! Central vacuum, tankless water heater, all appliances and window coverings included. Conveniently located close to schools, shopping, airport, and other major amenities. A great opportunity—just move in and enjoy!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449762  |
| Price     | \$438,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 611 40 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Corner, Tile Surround                                                                                                               |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Partial, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 30         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 1:02am MDT